

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development



Chris Ritchie
Director
Industry Assessments

Sydney

21 December 2023

File: EF22/12223

SCHEDULE 1

Application Number:	SSD-48478458
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lots 11 – 15 DP 233037, 2-8 Lanceley Place and 14 Campbell Street, Artarmon
Development:	Demolition of existing on site structures and construction and operation of a 3-storey warehouse and distribution centre.

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DEFINITIONS

Applicant	Goodman Property Services (Aust) Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Willoughby City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning and Environment
Development	The development described in Schedule 1, the EIS and RTS and SRTS, including the works and activities comprising the demolition of existing structures on site, construction and operation of a three-storey multi-level warehouse and distribution centre, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EHG	Environment and Heritage Group of the Department
EIS	The Environmental Impact Statement titled Lanceley Place Multi-level Warehouse, 2-8 Lanceley Place & 14 Campbell Street, Artarmon, prepared by KEYLAN Consulting Pty Ltd dated 15 March 2023, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or

Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent

Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The use of the multi-level warehouse and distribution centre and/or the ancillary office space, as described in the EIS, RTS, and SRTS
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RTS)	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act titled Submissions Report, prepared by Keylan Consulting Pty Ltd and dated 25 August 2023
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, childcare, hospital, office or public recreational area
Site	The land defined in Schedule 1
Supplementary Response to Submissions (SRTS)	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled Supplementary Response to Submissions, prepared by KEYLAN Consulting Pty Ltd and dated 20 October 2023
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RTS and SRTS;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies prior to that date.

Cafe

- A6. This consent does not give approval to the fit out and operation of the café shown on the approved plans. The fit out and operation of the café must be the subject of a separate planning approval.

NOTIFICATION OF COMMENCEMENT

- A7. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month prior to that date, or as otherwise agreed with the Planning Secretary:
- (a) construction; and
 - (b) operation.
- A8. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month prior to the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A9. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A10. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A13. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including substation sites, Ausgrid Depot, roads, gutters and footpaths). Necessary access arrangements and permissions must be obtained from Ausgrid to assist with obtaining entry to the substations and Depot when preparing the dilapidation report; and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A14. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

- A15. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A16. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A17. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

- A18. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- A19. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

- A20. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A21. The Applicant must provide a copy of the documentation given to the Certifier (see condition A19) to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

- A22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

CONTRIBUTIONS TO COUNCIL

- A23. Under Section 7.12 of the EP&A Act and in accordance with the Willoughby Local Infrastructure Contributions Policy and Plan 2019, the Applicant must pay of a levy of 1% of the proposed cost of carrying out the development to Council.

OPERATION OF PLANT AND EQUIPMENT

- A24. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

- A25. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

- A26. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A27. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1.** All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and Ausgrid;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) include details of:
 - (i) heavy vehicle routes, access and parking arrangements;
 - (ii) strategies that would be implemented to minimise the number of construction workers who will drive to the site;
 - (iii) and potential overflow construction worker parking area(s) to be utilised;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Roadworks and Access

- B3. Prior to the commencement of operation, the Applicant must complete the Lanceley Place and Campbell Street civil works, including access driveways, to the satisfaction of Council. The works are to:
- (a) be in accordance with the development plans at Appendix 1; and
 - (b) demonstrate the proposed accesses to the development are designed to accommodate the turning path of a 20 m Articulated Vehicle.
- B4. The Applicant must obtain approval from Council for the works described in condition B3 under section 138 of the *Roads Act 1993*.

Parking

- B5. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.
- B6. Five (5) % of parking spaces are to be provided with electric vehicle charging facilities.

Operational Traffic Management Plan

- B7. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);

- (b) include a Green Travel Plan detailing measures to promote public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site.
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency;
- (d) detail heavy vehicle routes, access, and parking arrangements; and
- (e) include an Operational Driver Code of Conduct to:
 - (i) minimise the impacts on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements and use of specified haul routes;
 - (v) include a program to monitor the effectiveness of these measures.

B8. The Applicant must:

- (a) not commence operation until the OTMP required by condition B7 is approved by the Planning Secretary; and
- (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of operation.

Operating Conditions

B9. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)
- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTRROADS guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site;
- (g) all on-site turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B10. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B11. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

B12. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B11 for the duration of construction of the development.

Groundwater

- B13. The development must carry out the construction of the basement in accordance with the recommendations in the Groundwater Assessment Report (Appendix 6 of the EIS, Ref: PSM4669-013L, prepared by PSM Consulting, dated 21 August 2023, Section 10, page 11). This includes, but is not limited to implementing basement inspections and monitoring of groundwater inflows and water levels during the construction phase of the development.

Discharge Limits

- B14. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

- B15. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in consultation with Council;
 - (c) be generally in accordance with the conceptual design in the EIS and RTS;
 - (d) be in accordance with applicable Australian Standards; and
 - (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2019) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.
- B16. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B15) and ensure the system is operational.
- B17. The Applicant must maintain the stormwater management system installed on the site under condition B16 for the duration of the development.

AIR QUALITY

Dust Minimisation

- B18. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B19. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

- B20. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Odour Management

- B21. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

- B22. The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.

Table 1 Hours of Work

Activity	Day	Time
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	Monday – Sunday	24 hours

B23. Works outside of the hours identified in condition B22 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

B24. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Construction Noise and Vibration Management Plan required under condition B25 and in Appendix 2 of this consent.

Construction Noise and Vibration Management Plan

B25. The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) be prepared in consultation with Ausgrid and other surrounding affected owners;
- (c) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);
- (d) incorporate the mitigation measures listed within the Appendix D of the Noise Impact Assessment by SLR dated 17 August 2023
- (e) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers;
- (f) include strategies developed in consultation with adjacent properties in order to meet the vibration limits in condition B29 such as any alternative construction methods with lower source vibration levels and respite periods;
- (g) include strategies for managing high noise generating works, such as during vegetation clearing, demolition, earthworks, excavation of hard rock and piling that have been developed in consultation with the properties identified in the Noise Impact Assessment prepared by SLR dated 17 August 2023 as having exceedances during construction, including the childcare centres and surrounding commercial receivers (shown in Figure 9 of this consent);
- (h) describe the consultation undertaken with directly adjoining sites and nearby properties to develop the strategies in condition B25(f) and B25(g);
- (i) describe the community consultation undertaken to develop the strategies in condition B25(g)
- (j) include a complaints management system that would be implemented for the duration of the development; and

- (k) include a Vibration Monitoring system to be installed during demolition, excavation and construction works.

B26. The Applicant must:

- (a) not commence construction of any relevant stage of the development until the Construction Noise and Vibration Management Plan required by condition B25 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B27. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 Noise Limits (dB(A))

Location	Day	
	L _{Aeq(15 minute)} (dB(A))	
Surrounding commercial premises	South ^a	62
	East ^a	63
	West ^a	55
Childcare in commercial premises	50	

a. Properties to the east, south and west of the site

Note *Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 1 for the location of residential sensitive receivers.*

Operational Noise Verification Report

B28. Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);
- (c) include:
 - (i) an analysis of compliance with noise limits specified in condition B27;
 - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B27; and
 - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

B29. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and

- (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).

B30. The limits in condition B29 apply unless otherwise outlined in the development's Construction Noise and Vibration Management Plan (see condition B25).

Dilapidation Reports

B31. The Applicant must offer and prepare (if the offer is accepted) a pre-dilapidation and post-dilapidation survey at the adjacent properties falling within the cosmetic damage buffer zone shown on Figure 8 in this consent:

- (a) prior to the commencement of construction; and
- (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary.

The surveys must be submitted to the Planning Secretary and the relevant property owners prior to construction works commencing on the site.

B32. Should the survey at B31(b) identify any damage, the Applicant must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out construction works associated with the development.

SHORING

B33. The Applicant must, at its own expense:

- (a) protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
- (b) if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B34. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

B35. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

B36. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:

- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
- (b) Heritage NSW must be contacted immediately; and
- (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.

B37. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

HAZARDS AND RISK

Requirements

B38. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:

- (a) the requirements of all relevant Australian Standards; and

- (b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B39. In the event of an inconsistency between the requirements of conditions B38(a) and B38(b), the most stringent requirement must prevail to the extent of the inconsistency.

Dangerous Goods

B40. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Emergency Services Information Package

B41. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

WASTE MANAGEMENT

Construction and Demolition Waste Management

B42. Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of the CEMP in accordance with condition C2 and must:

- (a) detail the quantities of each waste type generated during demolition and construction and the proposed reuse, recycling and disposal locations; and
- (b) be implemented for the duration of construction works.

B43. The Applicant must:

- (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary.
- (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

Waste Storage and Processing

B44. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

B45. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B46. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B47. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Pests, Vermin and Priority Weed Management

B48. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.

CONTAMINATION

Unexpected Finds

- B49. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

Asbestos

- B50. The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:
- (a) *Work Health and Safety Regulation 2017*;
 - (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;
 - (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and
 - (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

VISUAL AMENITY

Landscaping

- B51. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
- (a) any planting must use a mix of local provenance species (trees, shrubs and groundcovers) from the relevant native vegetation community (or communities) that once occurred in the locality;
 - (b) tree planting must use advanced and established trees with a minimum plant container pot size of 100 litres or greater for species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed;
 - (c) demonstrate sufficient space is provided around trees to allow growth to maturity;
 - (d) describe the monitoring and maintenance measures to manage landscaping works
 - (e) The Landscape Plan must be prepared and implemented by an appropriately qualified bush regenerator and include details on:
 - (i) the proposed plant species from the native vegetation community (or communities) that once occurred in this locality including BGHF
 - (ii) seed collection - identify the location of all native seed sources
 - (iii) the type, species, size at maturity, pot size, quantity, and location of trees
 - (iv) the species, quantity and location of trees, shrubs and groundcover plantings
 - (v) the area/space required to allow the planted trees to grow to maturity
 - (vi) plant maintenance regime. The planted vegetation must be regularly maintained and
 - (vii) watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species.
- B52. The Applicant must:
- (a) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B51 for the life of the development.

Lighting

- B53. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and

- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

- B54. All signage and fencing must be erected in accordance with the development plans included in the EIS.

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) a condition compliance table;
 - (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (d) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (g) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (h) a protocol for periodic review of the plan.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
 - (b) Erosion and Sediment Control Plan (see condition B11);
 - (c) Construction Noise and Vibration Management Plan (see condition B25);
 - (d) Construction and Demolition Waste Management Plan (see condition B42); and
 - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;
 - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and
 - (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and
 - (d) be submitted to the Planning Secretary upon request.

Note: Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.

- C6. The Applicant must:
- (a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. Within three months of:
- (a) the submission of an incident report under condition C9;
 - (b) the approval of any modification of the conditions of this consent; or
 - (c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- C8. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3 of this consent.

Non-Compliance Notification

- C10. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C11. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Monitoring and Environmental Audits

C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

ACCESS TO INFORMATION

C14. At least 48 hours prior to commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies (including the ESIP in condition B41);
 - (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (v) a summary of the current stage and progress of the development;
 - (vi) contact details to enquire about the development or to make a complaint;
 - (vii) a complaints register, updated quarterly;
 - (viii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS



Figure 1 Basement Plan

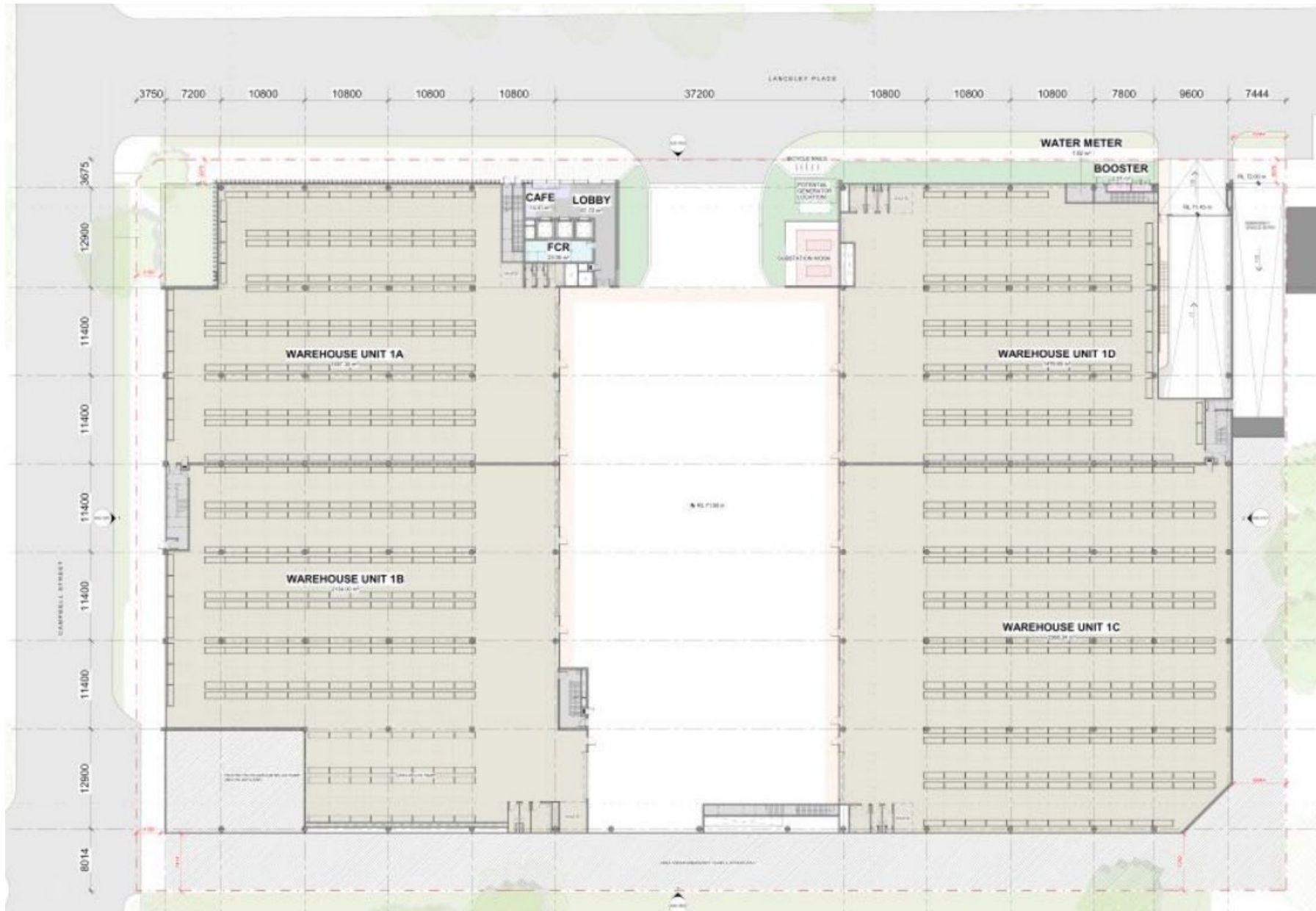


Figure 2 Ground Level Plan

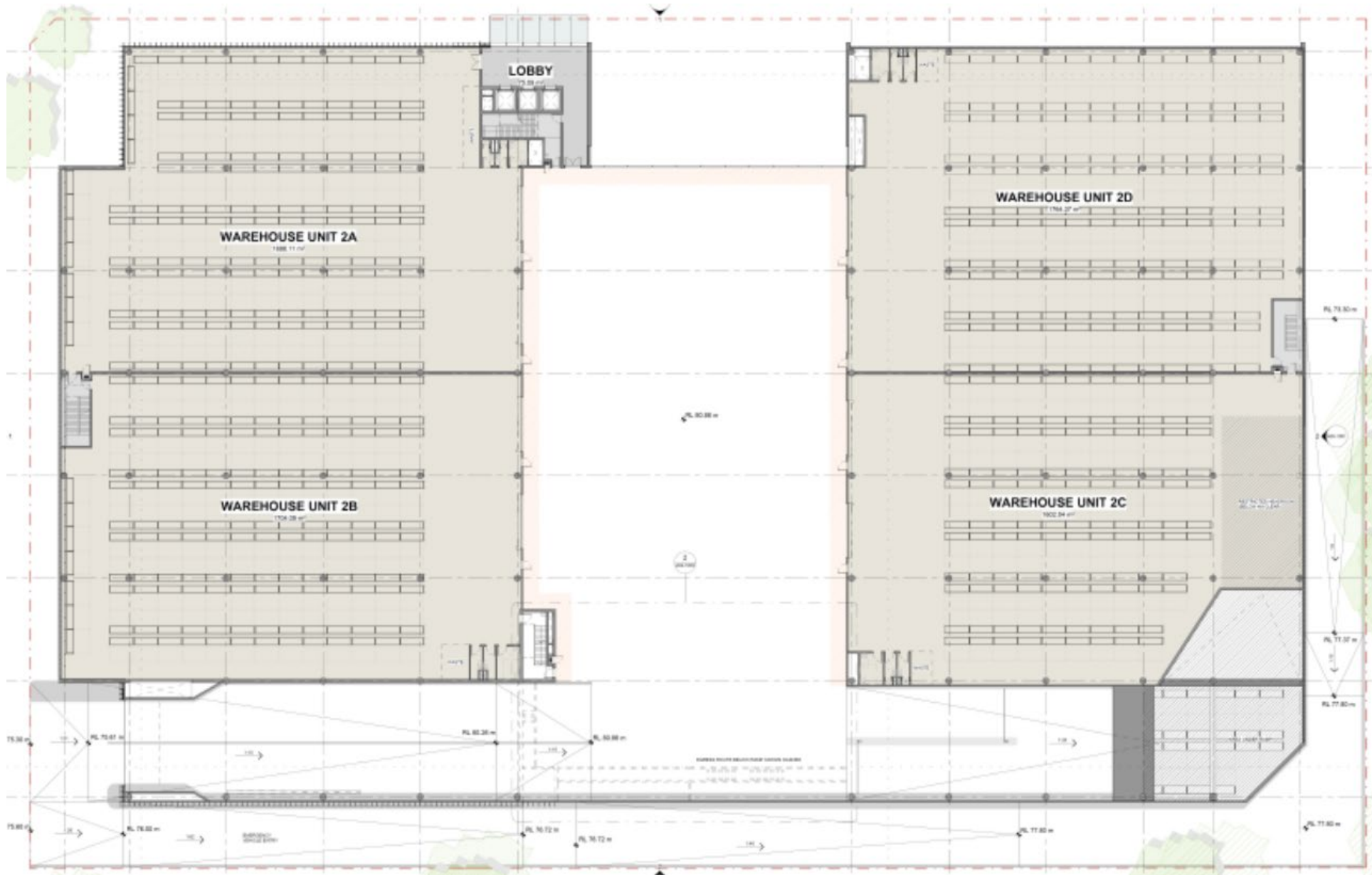


Figure 3 Level 01 Plan

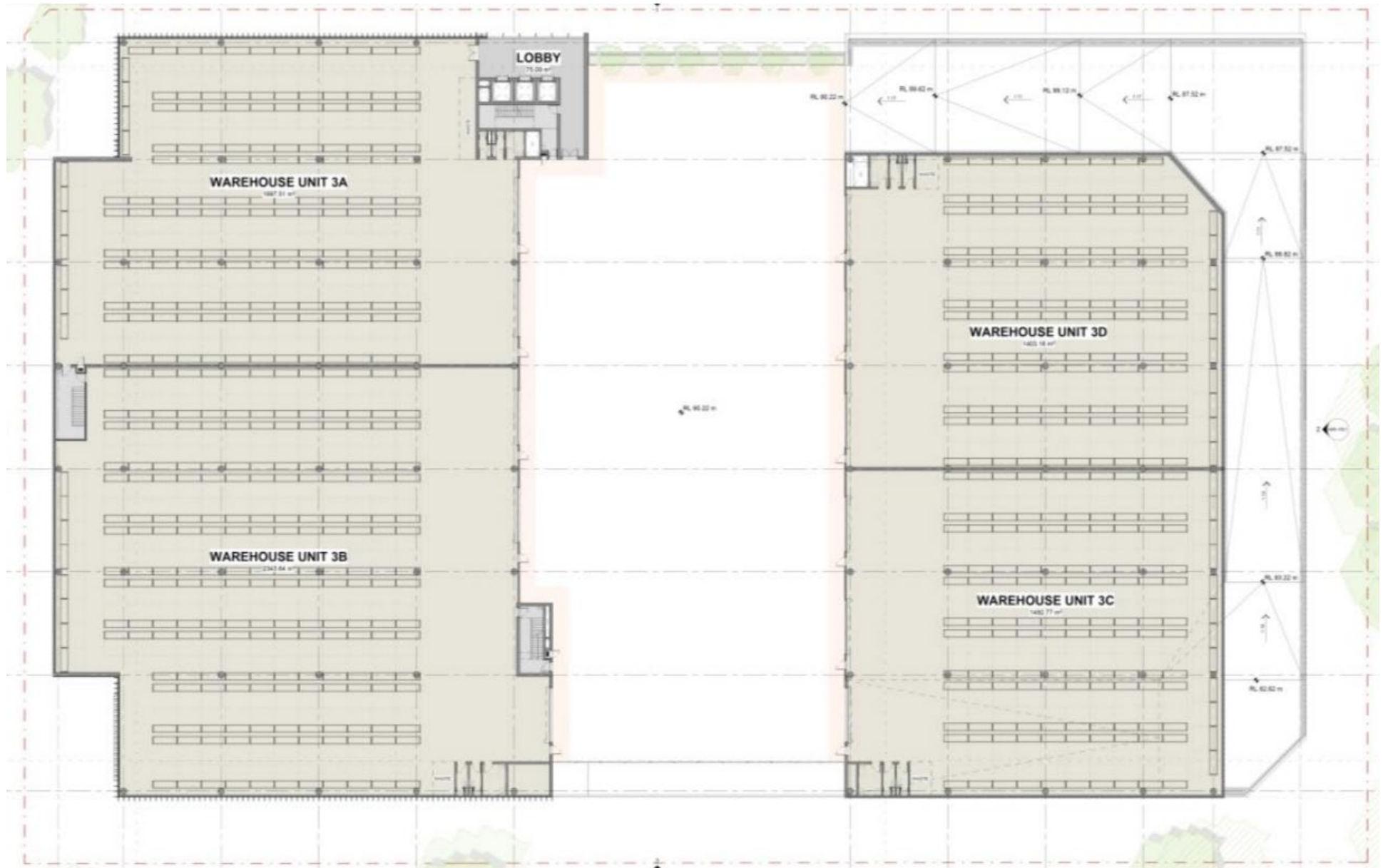


Figure 4 Level 02 Plan



Figure 5 Office/Roof Plan

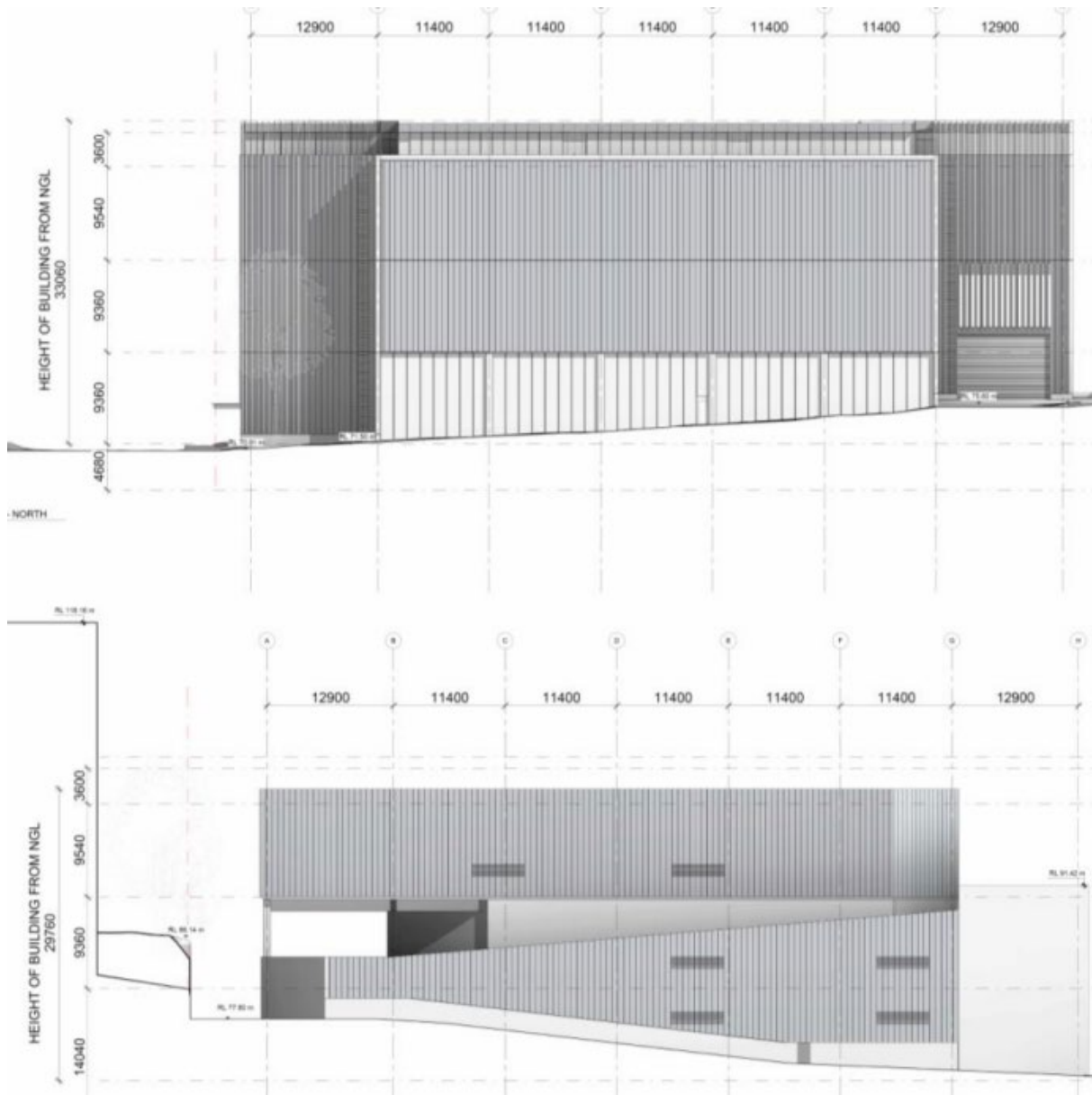


Figure 6 Northern and Southern Elevation Plans

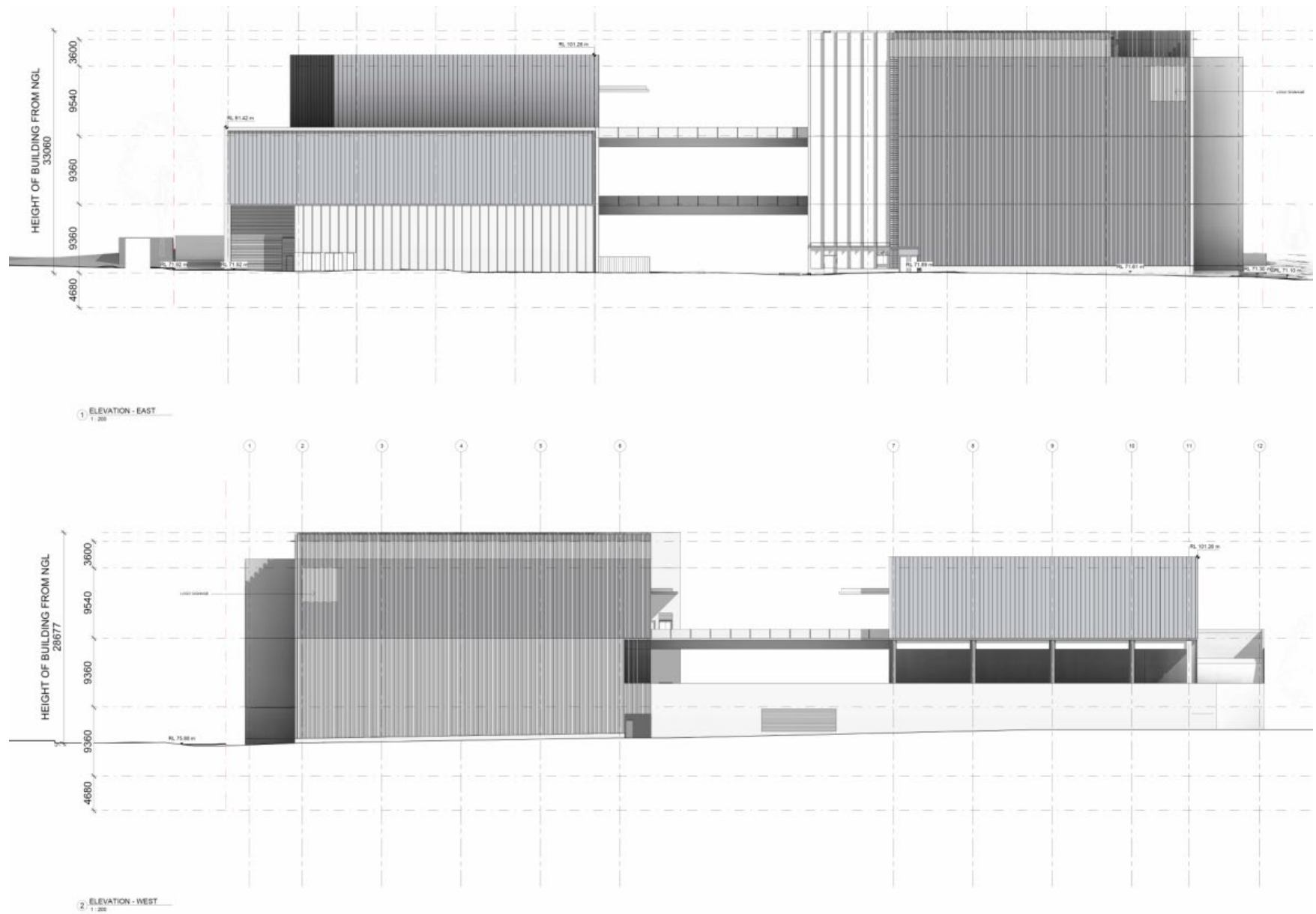


Figure 7 Eastern and Western Elevation Plans

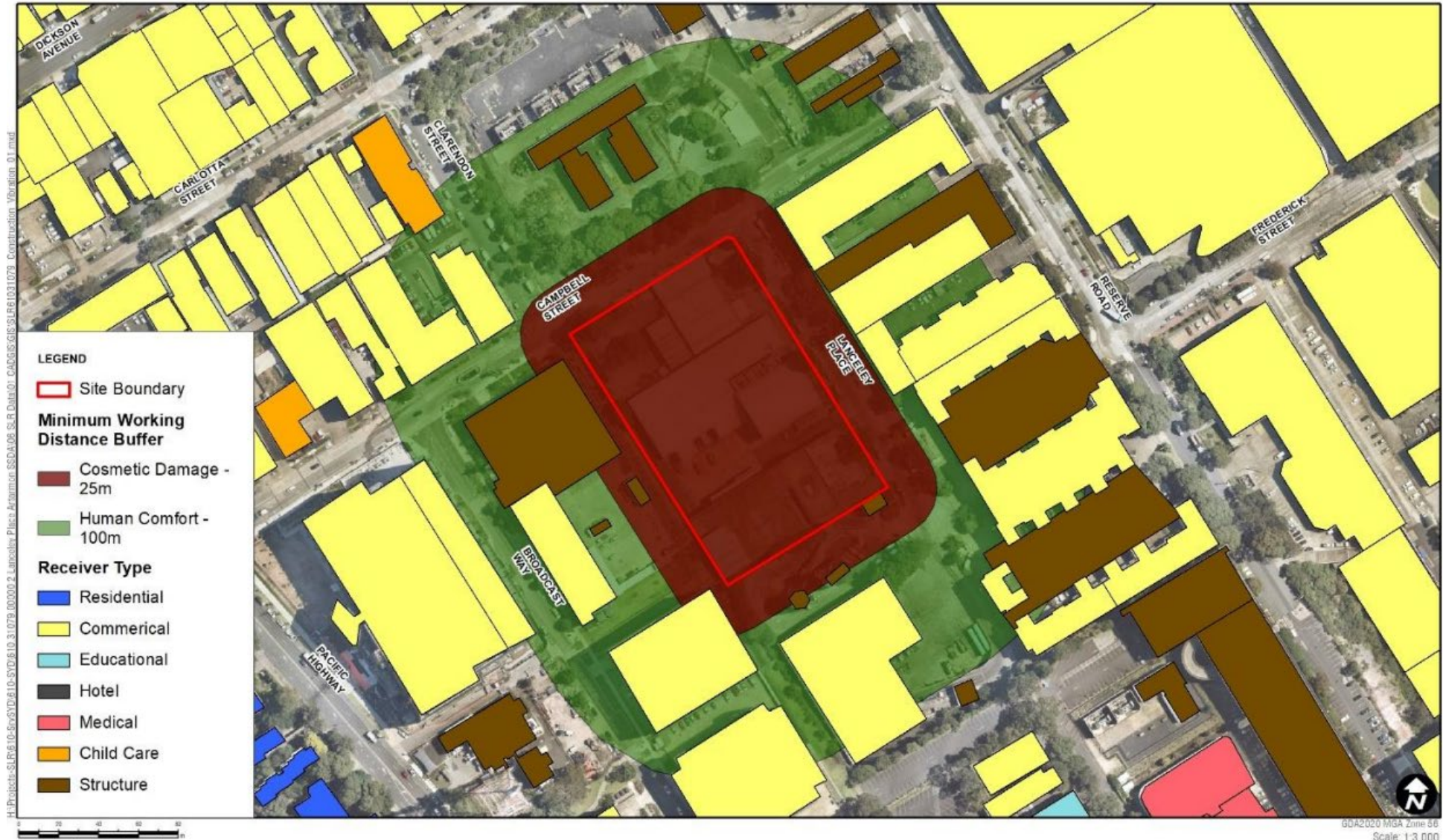


Figure 8 Vibration Buffer Distances



Figure 9 Noise Receivers

Architectural Plans – Endorsed with Department stamp

Drawing Number	Issue Number	Dated	Prepared By
A01-1001	D	31.01.23	Grimshaw Architects LLP
A01-1006	B	30.01.23	Grimshaw Architects LLP
A02-1001	H	30.01.23	Grimshaw Architects LLP
A02-1002	H	30.01.23	Grimshaw Architects LLP
A02-1003	H	30.01.23	Grimshaw Architects LLP
A02-1004	H	30.01.23	Grimshaw Architects LLP
A02-1005	H	30.01.23	Grimshaw Architects LLP
A02-1006	G	30.01.23	Grimshaw Architects LLP
A06-1001	G	30.01.23	Grimshaw Architects LLP
A06-1002	F	30.01.23	Grimshaw Architects LLP
A07-1001	F	30.01.23	Grimshaw Architects LLP
A07-1002	F	30.01.23	Grimshaw Architects LLP
A90-1005	A	30.01.23	Grimshaw Architects LLP
A90-1006	A	30.01.23	Grimshaw Architects LLP
A90-1007	A	30.01.23	Grimshaw Architects LLP
A90-1008	A	30.01.23	Grimshaw Architects LLP
A90-1009	A	30.01.23	Grimshaw Architects LLP
A90-1010	A	30.01.23	Grimshaw Architects LLP
A90-1011	A	30.01.23	Grimshaw Architects LLP
A90-1012	A	30.01.23	Grimshaw Architects LLP

Civil Engineering Plans

C014839.00-SSDA10	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA20	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA25	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA26	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA30	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA40	B	01.02.23	Costin Roe Consulting Pty Ltd
C014839.00-SSDA41	B	01.02.23	Costin Roe Consulting Pty Ltd
C014839.00-SSDA42	B	01.02.23	Costin Roe Consulting Pty Ltd
C014839.00-SSDA43	B	01.02.23	Costin Roe Consulting Pty Ltd
C014839.00-SSDA44	B	01.02.23	Costin Roe Consulting Pty Ltd
C014839.00-SSDA45	A	23.12.22	Costin Roe Consulting Pty Ltd
C014839.00-SSDA46	A	23.12.22	Costin Roe Consulting Pty Ltd

Landscape Plans

L-000	E	3/07/2023	COLA Studio
L-010	F	6/10/2023	COLA Studio
L-100	E	3/07/2023	COLA Studio
L-101	E	3/07/2023	COLA Studio
L-102	E	3/07/2023	COLA Studio
L-103	E	3/07/2023	COLA Studio
L-500	E	3/07/2023	COLA Studio
L-550	E	3/07/2023	COLA Studio
L-650	E	3/07/2023	COLA Studio
L-651	E	3/07/2023	COLA Studio

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Mitigation Measure	Reference
Urban Design, and Visual	<p>To ensure appropriate visual relief is afforded to the structure, the design has incorporated the following mechanisms to reduce bulk and scale impacts:</p> <ul style="list-style-type: none"> • landscape elements and canopy trees are proposed, breaking up bulk and scale • high quality external finishes and material are proposed and ensures there is limited space where the built form presents unarticulated facades to the public domain • vertical and horizontal lines, modulation and different materials will provide streetscape visual interest and serve to breakdown any perceived bulk and scale of the development 	Appendix 7. Appendix 8
Tree Removal	<ul style="list-style-type: none"> • Offset tree planting consisting of a mix of 136 local native provenance tree species is proposed and will reflect to mitigate the number of trees removed and the initial loss of amenity and biomass • The Arboricultural Impact Assessment does not provide any generic or specific protection measures for the 3 trees recommended for retention, as they are situated outside of the construction zone and due to their low retention values. 	Appendix 14
Traffic and Transport	<p>General measures:</p> <ul style="list-style-type: none"> • Detailed Design will be undertaken based on relevant Australian Standards (AS2890 series) as part of the Construction Certificate (CC). • It is recommended that a signage and line-marking plan be prepared to manage vehicle circulation in the basement car park and to assist with way finding across the Site. The signage and line-marking plan would be prepared prior to Occupation Certificate (OC) and if deemed necessary by the assessing authority. • All car spaces should be designed to AS2890.1:2004 in line with User Class 1/1A required for staff parking. <p>Construction mitigation measures:</p> <ul style="list-style-type: none"> • Following approval of future applications relation to the Site, it is expected that the CTMP will be updated to include a comprehensive list of requirements for later stages of construction. • Any work to be undertaken outside of the standard construction hours will be required to obtain an Out of Hours (OOH) approval • Emergency vehicle access to and from the Site will be available at all times while the Site is occupied by construction workers. • Any vehicles required to access the Site that do not comply with the mass, dimension or operating requirements as specified by the National Heavy Vehicle Regulator (NHVR) will need to apply for a class 1 Oversize Over-mass (OSOM) permit. 	Appendix 20

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • Temporary exclusion fencing (chain mesh fencing) will be erected along the entire boundary of the Site and will be maintained for the duration of the construction program. • Any control points—operational during work hours—shall be sufficiently setback so that no queuing will occur on-street. • It is proposed that all material loading will occur within the construction site boundary. • No loading is proposed to occur outside of the provisioned areas. • Equipment, materials, and waste will be kept within the construction site boundary • All materials handling shall be undertaken off public roadways, however in the event materials handling is required from a public roadway, then prior approval shall be sought and obtained from the relevant Authorities. If required Works Zones may be required. • Traffic Guidance Schemes for the site access will be designed to minimise vehicle, pedestrian and cyclists impacts along Campbell Street and Lanceley Place, as far as practicable. • All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. • All subcontractors must be inducted by the Contractor to ensure that the procedures are met for all vehicles entering and exiting the construction site. • Public roads and access points shall not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances • All workers and subcontractors engaged on-site would be required to complete a site induction • Any Traffic Guidance Scheme (TGS's) associated risk assessment, consultation schedules, TGS verification checklist, and inspection checklists shall be prepared by an accredited person, in accordance with the TfNSW Traffic Control at Worksites Manual (Issue 6.1) and AS1742.3:2019. • All TGSs involving signage or impacts to public roads shall be approved by the Council and/or Traffic Management Centre (TMC), prior to the works for which they relate (depending on the road involved). These TGS's shall be updated to respond to any changes to prevailing traffic conditions throughout the life of the works. • An authorised Traffic Controller is to be present on-site throughout the construction stage of the project. Responsibilities include: <ul style="list-style-type: none"> ○ Supervision of all construction vehicle movements into and out of site at all times, 	

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> ○ Supervision of all loading and unloading of construction materials during the deliveries in the construction phase of the project, and ○ Pedestrian management, to ensure that adverse conflicts between vehicle movements and pedestrians do not occur, while maintaining radio communication with construction vehicles at all times. ● For any works that will impact the traffic flows on the external road network, a permit will need to be obtained from the relevant road authority (Council and / or TfNSW) by the Contractor. ● At all times, two-way traffic shall be maintained along Campbell Street and Lanceley Place. Any works within or affecting (e.g., signage within) Campbell Street and Lanceley Place shall only be undertaken in accordance with relevant TGS developed by an accredited person that has relevant Prepare Work Zone Traffic Management Plan accreditation. <p>Green Traffic Plan mitigation measures:</p> <ul style="list-style-type: none"> ● an introduction to the GTP for all staff, setting out its purpose and objectives ● provision of public transport travel information for staff, customers and visitors ● encouragement of car sharing, both amongst staff on site and in the wider context ● provision of car share spaces (future potential measure) and / or provision of a business “pool car” while public car share operators are limited in the area ● assisted cycle purchase schemes ● interest free loans to assist with purchases of bicycles and associated equipment ● a transport section on the company website with links to local bus operator sites, to ensure that travel information is always up to date ● the provision of transport information for visitors to the site 	
Soils and Water	<ul style="list-style-type: none"> ● Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, would be implemented for the construction of the Proposal. The SWMP and ESCPs would be developed in accordance with the principles and requirements of Managing Urban Stormwater – Soils & Construction Volume 1 (‘Blue Book’) (Landcom, 2004) with a staged approach. ● Measures will include sediment basins, construction entry/ truck shakers, sediment fences, diversion drains and drainage pit protection 	Appendix 15,16, and 21
Stormwater management	<ul style="list-style-type: none"> ● Installation of sediment basin ● Sediment fences and diversion drains located around perimeter of site ● Stabilised site access at the entry to the works area 	Appendix 15,16, and 21

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> Minimising extent of disturbed areas on site at once time Progressive stabilisation of disturbed areas or previously completed earthworks Regular monitoring and implementation of remedial works to maintain efficiency of all controls 	
Flooding	<ul style="list-style-type: none"> All buildings are sited 500mm above the 1% AEP design flood level of local flow paths. Overland flow paths to manage runoff in large storm events have been made including achieving at least 500 mm freeboard to building levels from the flow paths, noting that a greater level of flood immunity is provided to the building than that required by planning to ensure an appropriate level of risk to the building for the intended use. 	Appendix 21
Contamination	<ul style="list-style-type: none"> A CEMP will be prepared and implemented as part of the proposed development works. Asbestos may be present in fill material across the site. An Asbestos Management Plan (AMP) including an asbestos register (for soil) will be prepared and implemented. 	Appendix 18.18A, 19 and 19A
Noise and Vibration	<p>The use of standard mitigation measures to minimise the impacts is considered sufficient to control the majority of the impacts. Examples of measures which could be applied to the work are provided in the <i>Roads and Maritime Construction Noise and Vibration Guideline</i></p> <p>Construction noise mitigation and management measures:</p> <ul style="list-style-type: none"> limiting construction hours to the standard construction hours site environmental inductions with all employees, contractors and subcontractors construction respite periods during hours of work appropriate selection of quieter and less vibration emitting construction methods implementation of a noise monitoring audit program offset distance between noisy levels of plant and equipment items and sensitive receivers locate compounds away from sensitive receivers plan traffic movements to minimise reversing or noisy movements loading and unloading of materials as far as possible from sensitive receivers erection of operational noise barriers as required <p>Operational Noise mitigation measures:</p> <ul style="list-style-type: none"> optimised site layout to minimise noise emissions from the site use broadband and/or ambient sensing alarms on forklifts where they are required to reverse during the night-time appropriate specification and location of mechanical plant during detailed design 	Appendix 22

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • appropriate design of warehouses during detailed design • roller doors kept closed when loading/unloading is not occurring • appropriate design of site layout to minimise the need for trucks to stop or park outside of loading docks with line of sight to residential receivers • production of an Operational Noise Management Plan <p>The following key measures have been applied to reduce noise emissions from the mechanical plant:</p> <ul style="list-style-type: none"> • limiting sound power levels (SWL) of 97 dBA and 96 dBA for individual carpark exhaust and intake fans respectively. • limiting SWLs of 86A dB and 85 dBA for individual breezeway exhaust and intake fans respectively. • a limiting SWL of 76 dBA for individual extraction fans. • a limiting SWL of 76 dBA for individual stair pressurisation fans. 	
Hazards and Risk	<ul style="list-style-type: none"> • A Hazardous Materials Management Plan (HMMP) will be developed providing specific information about organisational responsibilities for managing asbestos and hazardous materials on the property, including emergency procedures for accidental disturbances of asbestos and/or hazardous materials. A portfolio HMMP will be developed, with site specific HMMP's for sites with identified P1/P2 items. • Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with Section 3.2 of the <i>Code of Practice How to Manage and Control Asbestos in the Workplace</i> (SafeWork NSW, 2019) • Where high levels of lead dust have been identified access should be restricted to authorised and trained personnel only and ensure minimum PPE requirements of a P2 half face particulate filter cartridge respirator & disposable coveralls, gloves and booties are used • All surfaces painted prior to 1997 should be assumed to contain lead above the current safe concentration of >0.1% w/w (AS/NZS 4361.2:2017). Conduct further testing prior to any refurbishment, remedial or demolition works on painted surfaces that is likely to generate dust or fumes. Maintain in good condition and incorporate into a HMMP. Remove under controlled conditions prior to demolition or refurbishment. • Existing skin injuries i.e., cuts & abrasions, should be covered prior to commencing work and hands and face should be washed following works, specifically prior to eating, drinking or any other activity that involves hand-to-mouth contact • All dust, dirt and sediment material with lead levels above the adopted standard should be removed under controlled conditions. 	Appendix 29 and 30

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • Assess areas that were inaccessible during the Assessment for hazardous materials (by a competent person prior to access or disturbance). • If any suspect hazardous materials are found during future works, works should cease pending further investigation and any necessary sampling (by a competent occupational hygienist). • Conduct a destructive asbestos and hazardous materials assessment prior to any demolition or refurbishment works in accordance with Part 8.6 of the <i>NSW Work Health and Safety Regulations 2017</i> <p>Measures from the Resilience and Hazards assessment</p> <p>The following recommendations have been made generally for sites storing Dangerous Goods (DGs):</p> <ul style="list-style-type: none"> • DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or class specific standards such as AS 1940:2017). • documentation required by the Work Health and Safety (WHS) Regulation 2017 (Ref. [2]) shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations. • where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2022 (Ref. [3]) shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations. 	
Waste	<p>Waste avoidance measures:</p> <ul style="list-style-type: none"> • returning packaging materials like cardboard to the suppliers through the services of the supplier delivery trucks, allowing the reduction of waste further along the supply chain • providing ceramic cups, mugs, crockery and cutlery rather than disposable items • bulk purchasing and the purchasing of items that use minimal packaging • presenting all waste reduction initiatives to staff and tenants as part of their induction program, and • leasing equipment and machinery rather than outright purchase and disposal. <p>Recycling opportunities include:</p> <ul style="list-style-type: none"> • collecting and recycling e-wastes • printer toners and ink cartridges, if purchased, are collected in allocated bins for appropriate contractor recycling • paper recycling trays provided in communal and staff areas for scrap paper collection and recycling 	Appendix 25

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • providing separate receptacles for general waste, recycling and paper and cardboard throughout public areas, as well as within staff areas, to encourage source-separation of waste streams • work with tenants to investigate opportunities for the use of recycled paper bags or reusable bags in place of plastics bags • separating, by a reasonable distance, the storage areas for recyclables from the general waste storage areas to avoid cross contamination, and • development of 'buy recycled' purchasing policy <p>Recommended communications strategies:</p> <ul style="list-style-type: none"> • consistent signage and colour coding throughout the Development • ensure all staff are informed of correct waste separation and management procedures • provide directional signage to show locations and routes to waste storage areas • repair signs and labels promptly to avoid a breakdown in communication • clearly label general and comingled waste bins to ensure no cross contamination and to identify the types of waste that may be disposed of in each bin, and • educate all staff and contractors associated with the Development, ensuring they adhere to this WMP. <p>Signage considerations:</p> <ul style="list-style-type: none"> • clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin • signposts and directions to location of waste storage areas • clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling • Maintaining a consistent style colour scheme that complies with AS 4123, and a system for signs throughout the Development • emergency contact information for reporting issues associated with waste or recycling management 	
Ecologically Sustainable Development	<p>A BCA Section J Deem-to-Satisfy compliant building is used as the baseline building for energy consumption savings. BCA Section J provides the minimum requirement for energy efficiency, and it is expected that the proposed development will operate energy efficiently via:</p> <ul style="list-style-type: none"> • 1,179 PV solar panels providing approximately 483 kW. The proposed 483 kW PV solar system will offset approximately 670.4 MWh/year of energy usage. The estimated greenhouse gas CO₂ emission saving is approximately 549,778.8 kgCO₂/annum • 2 W/m² maximum illumination density for the warehouses instead of 4 W/m² as per Table J6.2a of the 	Appendix 27

Issue	Mitigation Measure	Reference
	<p>NCC 2019 Volume One resulting in a considerable energy reduction;</p> <ul style="list-style-type: none"> • Daylight controlled LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance; • Motion sensors to all LED lights within the warehouse, and offices; • Translucent roof sheeting to warehouse areas; • R3.7 total roof insulation for the air-conditioned office areas; • R2.8 total external wall insulation for the air-conditioned office areas; • High performance glazing to all air-conditioned areas or minimum NCC requirements; • Passive solar design for external outdoor areas; • Efficient air conditioning system; • A solar hot water or electric heat-pump system for domestic hot water use; • Power sub-metering to enable continued review of power consumption for the offices, and warehouse; • Selection of endemic and low maintenance landscaping species • 50 kL rainwater tanks for rainwater harvesting and re-use for landscape irrigation and toilet flushing; • Low flow fixtures and fittings including taps and shower heads; • The project is committed to achieve a 40% reduction in average annual stormwater discharge; • Low VOC paints, carpet and sealant for all offices; • 5% of total parking spaces are dedicated for electrical cars with charging stations; • Low carbon construction materials including 5% replacement of cement with fly ash; and • At least 90% of all construction waste is re-used or recycled. 	
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> • No further archaeological investigation is required • If changes are made to the proposal that may result in impacts to areas not assessed by this ACHAR further assessment would be required. • Unexpected Aboriginal objects remain protected by the <i>National Parks and Wildlife Act 1974</i>. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity should cease immediately. A qualified archaeologist should be contacted to assess the find and Heritage NSW and Metropolitan LALC must be notified. • If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity should cease, the site should be secured, and the NSW Police and Heritage NSW should be notified. 	Appendix 31
Air Quality	Demolition mitigation measures:	Appendix 24

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust) • Ensure effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition <p>Earthworks mitigation measures:</p> <ul style="list-style-type: none"> • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable • Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable • Only remove the cover in small areas during work and not all at once <p>Construction mitigation measures:</p> <ul style="list-style-type: none"> • Avoid scabbling (roughening of concrete surfaces) if possible • Ensure sand and other aggregates are stored in banded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overflowing during delivery • For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust <p>Track out mitigation measures:</p> <ul style="list-style-type: none"> • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book. 	

Issue	Mitigation Measure	Reference
	<ul style="list-style-type: none"> • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits • Access gates to be located at least 10 m from receptors where possible 	
Social Impact	<ul style="list-style-type: none"> • Post SSDA approval, consider developing an employment strategy. This may include initiatives to partner with local businesses, visits to local schools and incorporation of inclusion/diversity targets. • Promote the proposal's good active and public transport connections when advertising for jobs to encourage a broader range of workers (particularly those without a car) to apply for roles. • Adopt the recommendations in the NIA prepared by SLR Consulting. 	Appendix 32

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.